



**NISSAN MOTOR ACCEPTANCE COMPANY LLC**

8900 Freeport Parkway  
Irving, Texas 75063-2438  
Mailing Address: P.O. Box 660360  
Dallas, TX 75266-0360  
Telephone: 800-456-6622

August 15, 2023

**Via eMail & Overnight Courier**

Superb Motors Inc.  
d/b/a Superb Motors  
215 Northern Blvd  
Great Neck, NY 11021  
Email: [tony@yourteamauto.com](mailto:tony@yourteamauto.com)  
Attn: Mr. Robert Urrutia

Re: **Demand for Payment**

Dear Mr. Urrutia:

For the purposes of this letter ("Demand"), reference is made to the Automotive Wholesale Financing and Security Agreement ("Wholesale Agreement") between Nissan Motor Acceptance Company LLC ("NMAC") and Superb Motors Inc., d/b/a Superb Motors ("Dealership"), dated December 17, 2021, as amended to date. If not otherwise defined, each other capitalized term in this Demand means the same as in the Wholesale Agreement.

The repayment of the Wholesale Agreement to NMAC has been guaranteed by the following organizations and/or individuals, each of whom has been provided a copy of this Demand:

1. Robert Urrutia
2. Team Imports LLC
3. Team Auto Group LLC
4. Team Nissan Inc.

The Dealership and the Guarantors are called the "Obligors". If not otherwise defined, each other capitalized term in this Demand means the same as in the Wholesale Agreement.

At the conclusion of NMAC's inventory audit today at the Dealership, NMAC determined that the vehicles listed on Exhibit "A" to this Demand were (a) not available for inspection and count at the authorized Dealership Location, which is 215 Northern Blvd., Great Neck, NY 11021, or (b) not verifiable as subject to NMAC's first lien security position under the Wholesale Agreement. This has resulted in events of default under the Wholesale Agreement. These events of default have also created defaults under all other NMAC loan agreements, promissory notes and leases to which any Obligor is a party ("Loan

Documents”), and NMAC reserves all of its rights and remedies against any Obligor under those other Loan Documents.

**Consequently, NMAC demands that by 1:00 P.M. CDT, Wednesday, August 16, 2023, the Obligors pay NMAC \$756,914.50 (“Amount Demanded”), via electronic funds transfer (“EFT”). Wiring instructions are as follows:**

Wire Funds to: Chase Bank of Texas  
Dallas, Texas  
ABA # [REDACTED]  
Account: Nissan Motor Acceptance Company  
Account Number: [REDACTED]  
Reference: 8085 Superb Motors

If the Obligors fail to pay the Amount Demanded by the date and time stated above, NMAC may, in its discretion, exercise any and all of its other rights and remedies against the Obligors arising after an event of default, as provided by the Wholesale Agreement, Loan Documents and other financing agreements between NMAC and the Obligors and by applicable law.

Please note the following:

1. Nothing contained in this Demand will be construed as a limitation on or waiver by NMAC of its rights and remedies against any Obligor arising from any other existing or further default under the Wholesale Agreement, any Loan Document, or by contract or law.
2. NMAC reserves its rights to accelerate payment in full of all obligations owed under the Wholesale Agreement and any other Loan Documents or to terminate the Wholesale Agreement and any other Loan Documents arising from any existing or further default to the date of such default.
3. Notwithstanding any previous action or inaction by or on behalf of NMAC to the contrary, if any, you are hereby notified that NMAC will hereafter require strict compliance with the terms and conditions of the Loan Documents.

If you would like to discuss this matter further, please contact me at 469-597-6152.

Respectfully,

NISSAN MOTOR ACCEPTANCE COMPANY LLC  
a Delaware limited liability Company

By: Allison Jank  
Allison Jank  
Manager, Special Credit

**Exhibit A**

<b>VIN</b>	<b>Model Yea</b>	<b>Make</b>	<b>Model</b>	<b>Outstanding</b>
WAUHGAF5GN009650	2016	Audi	A6	\$22,025.00
WA1L2AFP0GA040272	2016	Audi	Q5	\$12,200.00
WAUJ8GFF3H1069141	2017	Audi	A3 Sedan	\$22,525.00
55SWF4KB5GU101091	2016	MERCEDES	C300W4	\$17,275.00
SCA666D53HU102728	2017	Rolls Royce	Dawn	\$170,374.50
1FATP8UH1K5152260	2019	FORD	MUST ECO	\$24,755.00
1GYS4HKJ1LR164384	2020	Cadillac	Escalade ESV	\$50,575.00
JTJBARBZ9J2171144	2018	LEXUS	NX 300 FSPT	\$26,770.00
55SWF4KB0HU188660	2017	Mercedes-Benz	C-Class	\$21,850.00
WBA7F2C5XJB238313	2018	BMW	7 Series	\$40,425.00
SALYB2EX7LA248235	2020	Land Rover	Range Rover Velar	\$36,075.00
ZN661XUAXHX252844	2017	Maserati	Levante	\$29,335.00
1C4RDHDG7JC438967	2018	Dodge	Durango	\$27,275.00
2C3CDXHG1MH505823	2021	Dodge	Charger	\$27,435.00
2C3CDXHG6MH531592	2021	Dodge	Charger	\$25,605.00
ZARFAEDN3J7575105	2018	Alfa Romeo	Giulia	\$19,660.00
SALYB2EX4KA782114	2019	Land Rover	Range Rover Velar	\$34,750.00
5YMTS0C02L9B09685	2020	BMW	X3 M	\$54,575.00
WBXHT3C59K5L90009	2019	BMW	X1	\$24,955.00
5UXKU2C53G0N83978	2016	BMW	X6	\$34,465.00
5UXWX9C50H0T04666	2017	BMW	X3	\$18,085.00
WBA8E5G56GNU21721	2016	BMW	3-Series	\$15,925.00
TOTAL				\$756,914.50